

Heading:

REFERENCE NO. 02/2014/0990/PF

RUTHIN SCHOOL

BRYN GOODMAN, RUTHIN

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 Application Site

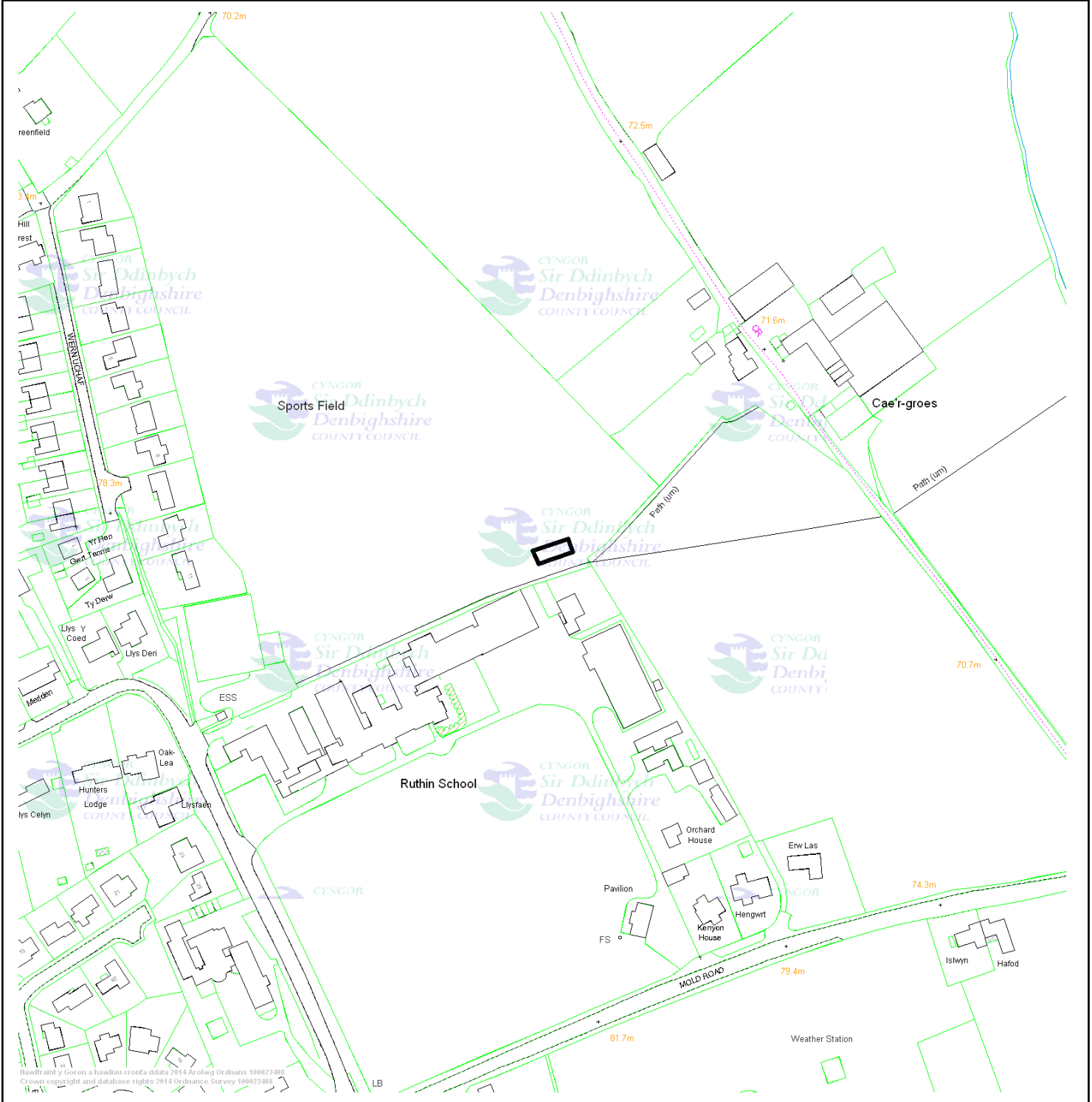


Date 28/10/2014

Scale 1/2500

Centre = 313178 E 358643 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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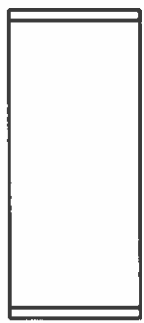
02 2014/009N/PF

# DETAILS OF CLASSROOM

*COPIES*

Rujithin School  
Plans & Elevations

Scale of 1:100



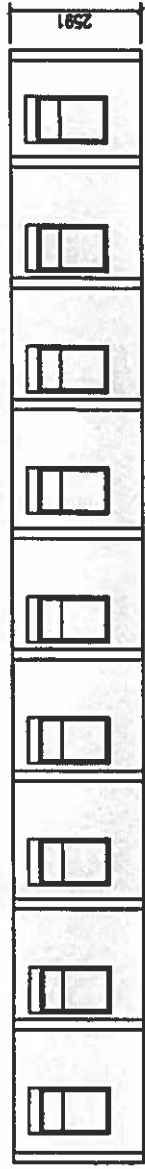
SIDE ELEVATION



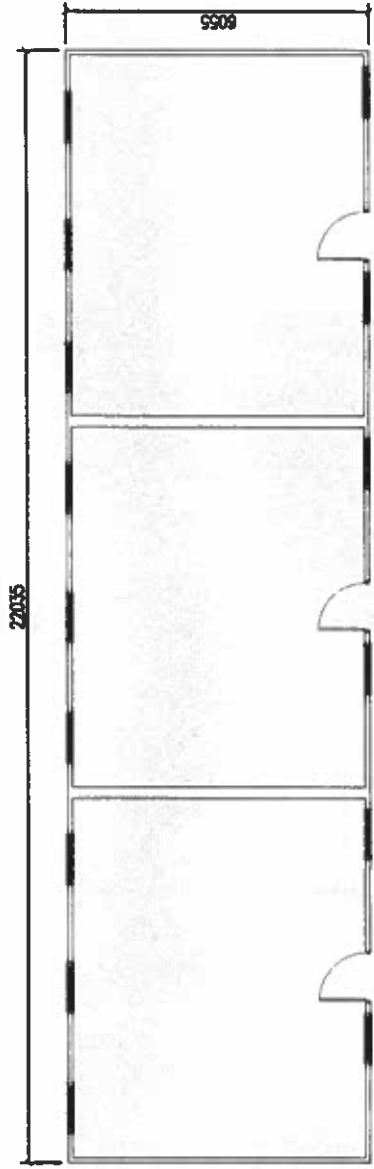
SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



PLAN

2

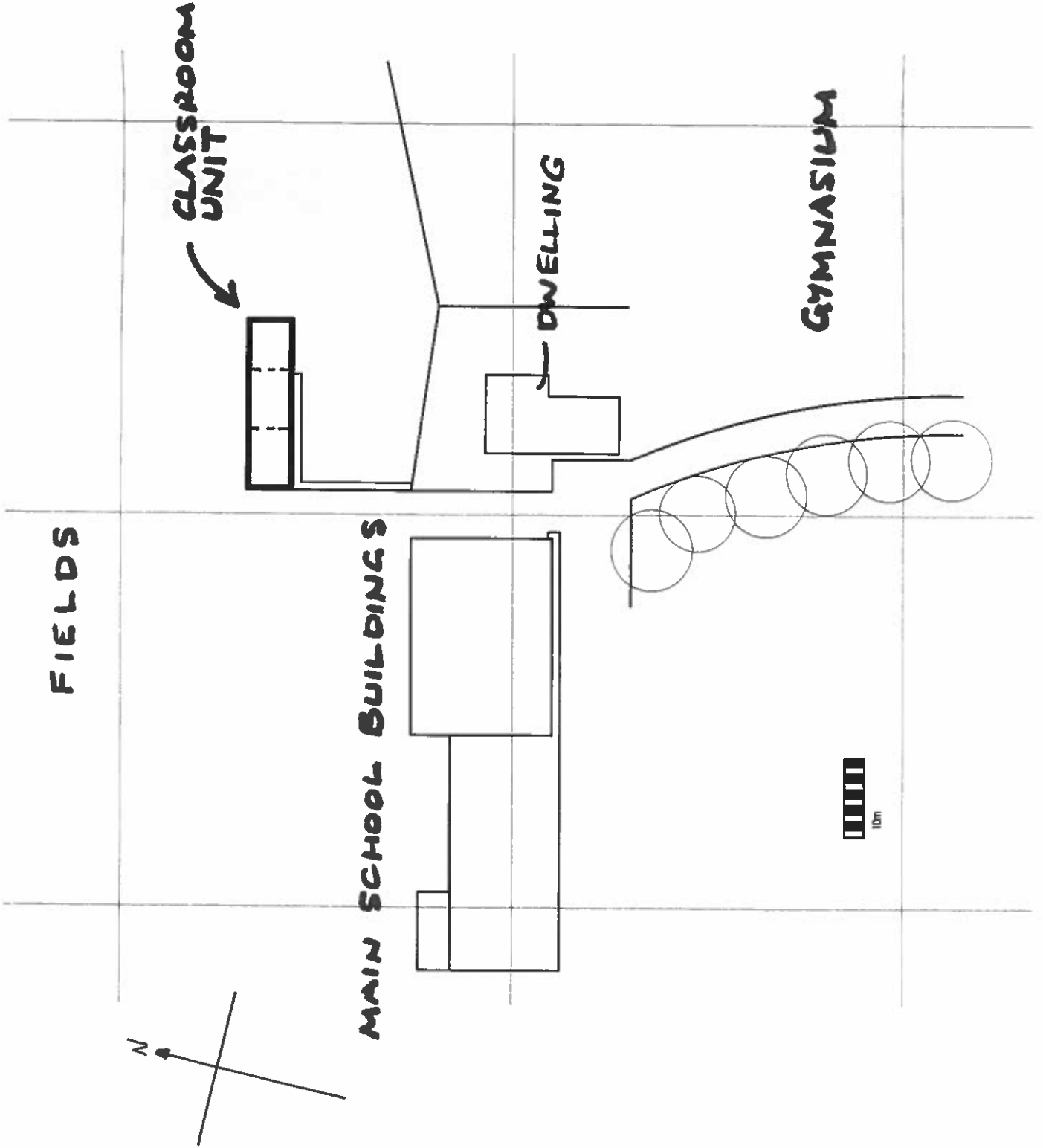
28 AUG 2014

11/11/2014  
11/11/2014



Ruihin School Site Plan

Scale of 1:500



FIELDS

CLASSROOM UNIT

MAIN SCHOOL BUILDINGS

DWELLING

GYMNASIUM

N

10m

1944-1945

1944-1945

1944-1945

1944-1945

1944-1945

**WARD :** Ruthin

**WARD MEMBER(S):** Cllr Huw Hitditch Roberts (c)  
Cllr David Smith  
Cllr Bobby Feeley

**APPLICATION NO:** 02/2014/0990/ PF

**PROPOSAL:** Siting of 1 no. temporary classroom unit (retrospective application)

**LOCATION:** Ruthin School Mold Road Ruthin

**APPLICANT:** Ruthin School

**CONSTRAINTS:** None

**PUBLICITY UNDERTAKEN:** Site Notice – No  
Press Notice – No  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – 4 or more objections received

**CONSULTATION RESPONSES:**  
RUTHIN TOWN COUNCIL  
“No objection”

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Robin Wilson, Llys Deri, Bryn Goodman, Ruthin  
D.C. Jones, Hafan Deg, Wern Uchaf, Ruthin  
K. Clayton, Springfield, 8, Wern Uchaf, Ruthin  
Huw a Bethan Williams, 11 Wern Uchaf, Rhuthun  
Marion Hughes, 6 Wern Uchaf, Rhuthun  
Alan & Susan Kilday, Bryn Awel, Ruthin

Summary of planning based representations in objection:

Principle - Located outside of development boundary/located on designated recreation and open space land

Visual impact - impact on AONB and wider landscape

**EXPIRY DATE OF APPLICATION: 22/10/2014**

**REASONS FOR DELAY IN DECISION (where applicable):**

- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

- 1.1.1 The proposal is for the retention of a temporary classroom on land to the north of a dwelling next to the modern gymnasium building at Ruthin School.

- 1.1.2 The structure measures 22m in length, 6.1m in width and 2.6m in height.
- 1.1.3 The submitted documents indicate the portable classroom is intended to be on site for between 52 and 104 weeks. It is required to house a department which is due to be relocated from a building to be demolished and rebuilt to modern standards.

#### 1.2 Description of site and surroundings

- 1.2.1 The site is an existing independent school comprising of a number of buildings/structures of various scales and designs.
- 1.2.2 The site is located on the eastern edge of the town of Ruthin.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located outside of the development boundary and within designated BSC11 - Recreation and Open Space land as defined by the Local Development Plan.
- 1.3.2 The main school building is Grade II listed.
- 1.3.3 The site is located within the Vale of Clwyd Historic Landscape and 1km to the west of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB).
- 1.3.4 A Public Right of Way (PROW) runs to the south of the application site.

#### 1.4 Relevant planning history

- 1.4.1 Permission was granted in 2009 for the 2no portakabin buildings granted permission for a temporary 2 year period.

#### 1.5 Developments/changes since the original submission

- 1.5.1 None.

#### 1.6 Other relevant background information

- 1.6.1 None.

## **2. DETAILS OF PLANNING HISTORY:**

- 2.1 02/2009/1034 - Erection of 2 No. Portakabin buildings for use as classrooms whilst refurbishment works are taking place GRANTED on 28/09/2009.

## **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

- 3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)
  - Policy RD1 - Sustainable Development and Good Standard Design
  - Policy BSC11 - Recreation and Open Space
  - Policy BSC12 - Community Facilities
  - Policy ASA3 - Parking Standards
- 3.2 Supplementary Planning Guidance
  - SPG 2 - Landscaping in New Developments
  - SPG 4 - Recreational Open Space
  - SPG 6 - Trees and Development
  - SPG 21: Parking Standards
- 3.3 Government Policy / Guidance
  - Planning Policy Wales Edition 7 (PPW)
  - Technical Advice Notes
  - TAN 12 - Design
  - TAN 15 - Development and Flood Risk



#### 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, PPW confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle of the development
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity

4.2 In relation to the main planning considerations:

##### 4.2.1 Principle

The main Local Development Plan Policies relevant to the principle of the development are Policies BSC 11 and BSC 12. Policy BSC 11 relates to recreation and open space and protects existing recreation, public open space, allotments and amenity greenspace and states that it should be retained and where possible it should be enhanced. Policy BSC 11 advises that loss of designated land will only be permitted where alternative provision is made or greater community benefit is provided. Policy BSC 12 relates to Community Facilities and supports the provision of community facilities within development boundaries and encourages the retention and improvement of community facilities which provide an essential facility to support the sustainability of Denbighshire's communities.

The proposal relates to an existing school site with associated open space and recreation facilities. The proposal is for the erection of temporary classroom facilities associated with proposals to redevelop the existing school site. The structure is located on designated recreation and open space.

Having regard to the temporary nature of the proposals and the intended improvements to the school site it is considered that the proposal are acceptable in principle and is supported by Policy BSC 12. The temporary loss of allocated BSC 11 land is limited and not considered unacceptable in this instance due to the wider associated benefits of the redevelopment of the school site.

##### 4.2.2 Visual Amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context. Policy VOE 1 seeks to protect sites of built heritage from development that would adversely affect them. Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and

AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

The proposal is for the retention of a temporary classroom. Submitted supporting information states that the classroom will be required for a maximum of 2 years. The main school building is grade II listed. The site is located approximately 1 km from the boundary of the AONB and is within the Vale of Clwyd Historic Landscape. The structure is located adjacent to the existing school site. A PROW runs between the rear of the school site and the structure.

Having regard to the scale, design and location of the structure in relation to the existing site and the wider landscape, and having regard to the temporary nature of the development, it is not considered that the unit has an unacceptable impact on the locality or the wider landscape. The proposals are therefore considered acceptable in relation to visual amenity and the requirements of the policies listed above.

#### 4.2.3 Residential Amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

Having regard to the location, existing use of the site and separation distances from existing properties it is not considered that the proposal would have unacceptable impact on residential amenity.

### **5. SUMMARY AND CONCLUSIONS:**

In Officers' opinion, the principle of the proposal is considered acceptable, and it is not considered there are significant adverse local impacts. The proposal is for the temporary siting of the classroom.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The mobile unit hereby permitted shall be removed, and the land restored to its former condition no later than 2 years from the date of this permission unless otherwise agreed in writing by the Local Planning Authority

The reason for the condition is:-

1. In the interest of visual and landscape amenity.

### **NOTES TO APPLICANT:**

None